



County of San Diego

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NOTICE OF PREPARATION DOCUMENTATION

DATE: August 27, 2015

PROJECT NAME: HARMONY GROVE VILLAGE SOUTH GENERAL PLAN
AMENDMENT, SPECIFIC PLAN, REZONE, TENTATIVE MAP,
AND MAJOR USE PERMIT

PROJECT NUMBERS: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003,
PDS2015-TM-5600; PDS2015-MUP-15-008

PROJECT APPLICANT: RCS Harmony Partners, LLC

ENV. REVIEW NUMBER: PDS2015-ER-15-08-006

PROJECT DESCRIPTION:

An Environmental Impact Report will be prepared for the Harmony Grove Village South project. The project application proposes a General Plan Amendment, RPO (steep-slopes) wavier, specific plan, rezone, major use permit and site plan to develop 453 single- and multi-family residential units within 229 structures and a 5,000 square foot facility (the Center House) that will support recreation and community uses in addition to commercial space on 111 acres. The Center House could accommodate a coffee shop or café as well as a small (up to four bed B&B facility) overnight facility. A substandard crossing of Escondido Creek that is subject to flooding will be improved to allow for safe ingress and egress to the subject and surrounding properties. A water treatment/water reclamation facility (WTWRF), park/community garden uses, and recreational trail connections to existing and planned trail facilities open to the public are proposed. The project would result in approximately 36 acres of primarily residential development including streets, and approximately 75 acres of undeveloped uses such as landscaping, gardens or biological open space.

PROJECT LOCATION:

The site is located in the southeastern-most portion of the Harmony Grove Valley area of the San Dieguito Community Planning Area, between the City of Escondido (immediately to the east) and the community of Elfin Forest (over 4 miles to the southwest), within unincorporated San Diego County; two and one-half (2.5) miles from Interstate 15 (I-15), and two and six tenths (2.6) of a mile from State Route 78 (SR-78). The project site is located off Country Club

Drive, southeast of the Country Club Drive intersection with Harmony Grove Road, and shares a common boundary with Country Club Drive for approximately three tenths (0.3) mile.

Thomas Guide Coordinates: Page 1129, Grids C6 & 7; D6 & 7

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the Environmental Initial Study, accessible here: http://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/hgvs.html. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "No Impact" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR:

Aesthetics	Air Quality
Biological Resources	Land Use & Planning
Cultural Resources	Noise
Geology & Soils	Transportation & Traffic
Greenhouse Gas Emissions	Utilities & Service Systems
Hazards (wildfire)	Hydrology & Water Quality
Population & Housing	Public Services
Recreation	

PUBLIC SCOPING MEETING:

Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. This meeting will be held on September 16, 2015, 6 p.m. to 7:30 p.m. at the Elfin Forest Firehouse, 20223 Elfin Forest Rd., Elfin Forest, CA 92029.

All comments related to this Notice must be postmarked or received by **September 28, 2015**. Send comments to: San Diego County Planning & Development Services, Attention: Peter Eichar, San Diego County, 5510 Overland Ave., Ste 110, San Diego, CA 92123, or Peter.Eichar@sdcounty.ca.gov.